

ORDINANCE # 2005-2

AN ORDINANCE FOR THE TOWN OF LIBERTY, VERNON COUNTY, WISCONSIN, TO BE KNOWN AS “**MOBILE HOMES AND MANUFACTURED HOMES ORDINANCE.**”

1.01 PURPOSE, MOBILE HOMES AND MANUFACTURED HOMES

An ordinance enforcing MINIMUM STANDARDS for mobile homes and manufactured homes to promote the public health, safety and welfare;

1.02 DEFINITIONS

Whenever used in this ordinance, unless a different meaning appears from the context:

(1) “**Person**” means any natural individual, firm, trust, partnership, association, LLC, or corporation.

(2) “**Mobile home**” is a vehicle manufactured or assembled prior to June 15, ~~1976~~ **1990**, designed to be towed as a single unit or in sections on a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid uncollapsible construction; which has an overall length in excess of 45 feet.

(3) “**Dependent mobile home**” means a mobile home which does not have complete bathroom facilities.

(4) “**Nondependent mobile home**” means a mobile home equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year-around facilities.

(5) “**Unit**” means a mobile home unit.

(6) “**Manufactured home**” is a structure which has been certified and labeled as a manufactured home under 42 U.S.C. Section 5401.5426, or which has been certified and labeled as a manufactured home under Section 101.90-101.96, WI State Stats, and Chapter ILHR 27 of the Wisconsin Administrative Code, and;

(a) Is designed to be used as a dwelling, and

(b) When placed on-site:

(1) Is off its wheels, and

(2) Is properly connected to utilities, and

(3) Is installed in accordance with the manufacturer’s instructions or a plan certified by a registered architect or engineer so as to insure proper support for the home, and

(4) Has no tow bars or wheels attached to it.

No manufactured home which bears a label certifying approval under 42 U.S.C. Section 5401-5426, or which has been certified and labeled as a manufactured home under Section 101.90-101.96, WI State Stats, shall be required to comply with any building, plumbing, heating or electrical code or any construction standards other than those promulgated under those laws. In all other respects, manufactured homes are subject to the same standards as site built homes.

(7) **“Recreational mobile home”** is a vehicular unit designed as a temporary living quarters for recreational, camping or travel use which is mounted or drawn by another vehicle.

1.3 RECREATIONAL MOBILE HOMES

The parking of one unoccupied recreational mobile home is permitted providing no living quarters shall be maintained or any business practiced in the mobile home which such mobile home is so parked or stored.

1.4 MOBILE HOME/MANUFACTURED HOME PLACEMENT

The placement of mobile homes and manufactured homes outside of mobile home parks shall be allowed with the following conditions:

- (1) One unit or manufactured home per parcel of land owned by the mobile home/manufactured home owner, and
- (2) Every unit or manufactured home shall be located in a well-drained area, and the premises shall be properly graded so as to prevent the accumulation of waters. No unit or manufactured home shall be situated in any area that is located so that drainage from any barnyard, outdoor toilet or other source of pollution can be deposited in its location, and
- (3) Is off its wheels, and
- (4) Is properly connected to utilities, including water and sewer, and
- (5) A Vernon County Sanitary Permit is required, and
- (6) All County and Township set-back regulations are adhered to, and
- (7) Is installed in accordance with the manufacturer’s instructions or a plan certified by a registered architect or engineer so as to insure proper support for the home, and
- (8) Has no tow bars, wheel or axles attached to it, and
- (9) Is skirted with foundation siding and maintained free of rodents and fire hazards. Foundation siding shall be properly vented, surround the entire perimeter of the home and completely enclose the space between the exterior wall of such home and the ground.

1.05 APPLICABILITY OF PLUMBING, ELECTRICAL AND BUILDING ORDINANCES

All plumbing, electrical, building and other work done on any mobile home or manufactured home shall be in accordance with the ordinances of the Town of Liberty, and the requirements of the State plumbing, electrical and building codes and the

regulations of the State Board of Health. Licenses and permits granted under this ordinance grant no right to erect or repair any structure, to do any plumbing work or to do any electrical work.

1.06 ADDITIONAL REGULATIONS ON MOBILE HOMES AND MOBILE HOME PARKS

(1) Wrecked, damaged or dilapidated mobile homes shall not be kept or stored in a mobile home park or upon any premises in the Town. The Town Board shall determine if a mobile home is damaged or dilapidated to a point which makes it unfit for human occupancy. Such mobile homes are hereby declared to be a public nuisance. Whenever the Town Board so determines, it shall notify the licensee or landowner and owner of the mobile home in writing that such public nuisance exists with the park or on lands owned by him/her giving the findings upon which his/her determination is based and shall order such home removed from the park or site or repaired to a safe, sanitary and wholesome condition of occupancy within a reasonable time, but not less than thirty (30) days.

1.07 PENALTIES FOR VIOLATION OF MOBILE HOME ORDINANCE

Any person violating any provision of this ordinance, Sections 1.01 to 1.07, shall, upon conviction, forfeit not less than \$10.00 nor more than \$100.00 and the costs of prosecution, and in default of payment of such forfeiture and costs shall be imprisoned in the County Jail until payment of such forfeiture and costs of prosecution, but not exceeding thirty days for each violation. Each day of violation shall constitute a separate offense.

Dated this 14th day of March, 2005 at the Liberty Town Hall.

/s/ Danny Deaver, Chairman
/s/ William Oliver, Supervisor
/s/ R. Craig Starr, Supervisor

ATTESTED TO BY: /s/ Lori Polhamus, Clerk

Passed: March 14, 2005
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Update to section 1.02 (2) at 7/13/2016 meeting
Passed: 7/13/2016
Posted: 7/19/2016